

ZONING CHANGE REVIEW SHEET

CASE: C14-07-0028

Z.A.P. DATE: April 3, 2007

ADDRESS: 2406 West Parmer Lane

APPLICANT: Long Chau

AGENT: Alice Glasco Consulting (Alice K. Glasco)

ZONING FROM: NO, GR-CO **TO:** GR-CO **AREA:** 0.529 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to rezone the entire site to LR-CO, Neighborhood Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day and prohibit access to Tomanet Trail.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4/03/07: Approved GR-CO district zoning with the following conditions:

- 1) Permit Personal Improvement Services and General Retail Sales (Convenience) as the only allowed 'GR' district uses;
- 2) Permit all 'LR' district uses, except Food Sales and Service Station;
- 3) Prohibit Drive-In Service;
- 4) Limit the site to uses that generate no more than 2,000 vehicle trips per day;
- 5) Prohibit access to Tomanet Trail.

Vote: (7-0, K. Jackson and S. Hale-absent); J. Pinnelli-1st,

DEPARTMENT COMMENTS:

The property in question is developed with a vacant structure. The applicant is requesting GR-CO zoning for the entire site to utilize the newly developed building for commercial purposes. The agent for the case is seeking the following additional GR uses on the entire site: Communications Services, Consumer Convenience Services, Financial Services, Food Sales, General Retail Sales (Convenience), General Retail Sales (General), Medical Offices, Personal Improvement Services, Restaurant (General), Restaurant (Limited) [Rezoning Request Letter – Attachment A].

According to city records, this area was annexed by the City of Austin on November 12, 1984 (case C7A-84-020), dis-annexed through the provisions of State Bill 962 on September 21, 1989 (case C7AD-89-141), and re-annexed by the City of Austin on December 31, 1996 (case C7A-96-002). This property is located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends single-family land use for this area located to the north of Parmer Lane [North Lamar Area Study-Map 4, page 16 – Attachment B].

On October 12, 2000, the City Council approved GR-CO zoning for a 2,000 square foot building footprint located at 12500 Tomanet Trail. The conditional overlay in this case limited the development intensity to less than 2,000 vehicle trips per day, restricted vehicle access from the property to Tomanet Trail, allowed a 2,000 sq. ft. dry cleaners (Personal Services) as the only permitted 'GR' use, and limited the property to 'NO' uses. The owner of the property at the time had planned to use the site as a dry cleaning establishment. In 2001, the applicant realized that the

approved GR-CO area did not match the proposed site plan for the property so the owner applied for an additional 2,596 square feet of GR-CO zoning to construct a laundry drop off/pick up area in a separate suite adjacent to the proposed dry cleaning facility. The Zoning and Platting Commission recommended 0.059 acres of GR-CO zoning on February 26, 2002 and the City Council approved the Zoning and Platting Commission recommendation on April 4, 2002. The site plan (SP-00-2512C) for the current structure was revised and is provided as Attachment C to this report.

The staff is recommending LR-CO zoning for this site because the lot fronts onto a major arterial roadway and is located adjacent to a City of Austin Fire Station to the west and an existing auto repair business to the east. LR-CO zoning is appropriate for this property because this site backs up to an established single-family residential neighborhood. Neighborhood Commercial district site development regulations and performance standards are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment. The recommended zoning will permit the applicant to utilize the structure on the site for low intensity retail uses. LR-CO zoning is suitable for this site because it will allow for a transition in the intensity of commercial uses to office uses along Farner Lane to the east.

The applicant agrees with the Zoning and Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO, GR-CO	Vacant Building
<i>North</i>	SF-1	Undeveloped Lot, Single-Family Residential Neighborhood
<i>South</i>	NO	Daycare
<i>East</i>	SF-2	Automotive Service Facility
<i>West</i>	P	Fire Station

AREA STUDY: North Lamar Area Study

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

37 - Lamplight Village Area Neighborhood Association
 55 - Northwood Homeowners Association
 64 - River Oaks Lakes Estates Neighborhood
 114 - North Growth Corridor Alliance
 480 - Scofield Farms Residents Association
 511 - Austin Neighborhoods Council
 742 - Austin Independent School District
 786 - Home Builders Association of Greater Austin

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0097	I-RR TO: GR CS* * On June 6, 2006, the staff received an e-mail from the agent for this case asking to amend the rezoning request for this property from 'GR' to 'CS'. The CS District will permit the Construction Sales and Services use that currently exists on the site.	8/01/06: Approved LR-CO zoning with the following conditions: 700 vehicle trip limit per day and 100-feet of right-of-way reservation from the centerline of Parmer Lane (9-0); K. Jackson-1 st , B.Baker-2 nd .	8/31/06: Approved LR-CO zoning on 1 st reading (7-0); J. Kim-1 st , L. Leffingwell-2 nd . 9/28/06: Approved LR-CO zoning with conditions by consent (7-0); 2 nd /3 rd readings
C14-05-0054	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0053	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0052	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0051	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-04-0201	I-RR to LR	2/01/05: Approved staff's recommendation for SF-1 zoning (9-0); J. Martinez-1 st , B.Baker-2 nd . Motion made for staff to initiate a zoning case for all properties that are zoned I-RR on Cindy Lane, Tomanet Trail and Silver Spur Streets, to SF-1 zoning (9-0); B. Baker-1 st , K. Jackson-2 nd .	3/03/05: Approved SF-1 on 1 st reading (7-0) 4/07/05: Approved SF-1 (7-0); 2 nd /3 rd readings

C14-04-0119	NO to LR	9/21/04: Approved staff's rec. of LR (7-0)	10/21/04: Approved LR (7-0); all 3 readings
C14-02-0135	NO to GR	9/17/02: Approved staff's rec. of GR-CO zoning by consent (7-0)	10/24/02: Granted GR-CO on all 3 readings (6-0, Dunkerley-absent)
C14-01-0184	NO to GR	1/29/02: Postponed to 2/26/02 by applicant (8-0, A.Adams-absent) 2/26/02: Approved staff's recommendation of GR-CO zoning with the following conditions: Limit the development intensity to less than 2,000 vehicle trips per day; restrict vehicle access from the property to Tomanet Trail; permit Personal Services as the only 'GR' use; and limit the property to 'NO' uses. (6-0, K. Jackson-absent; N. Spelman, D. Castaneda-left early)	4/4/02: Approved ZAP rec. of GR-CO with conditions on all 3 readings (6-0, Goodman out of room)
C14-00-2045	NO to GR	5/9/00: Approved GR-CO (6-2, JR/JM-Nay); for building footprint only for dry cleaning use; permitted 'NO' uses; no access to Tomanet Trail; 2,000 vehicle trip limit per day; limit landscape buffer between sidewalk and street; sidewalks on Tomanet Trail; building square feet not to exceed 2,000 sq. ft.	6/8/00: Approved PC rec. of GR-CO w/ conditions on 1 st reading (7-0) 10/12/00: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-98-0082	NO to GR	8/4/98: Approved GR-CO w/ conditions (9-0)	9/10/98: Approved PC rec. of GR-CO w/ conditions (6-0); 1 st reading Administrative-EXPIRED 9/7/99, no 3 rd reading
C14-96-0037	NO to LR	5/7/96: Approved LR-CO subject to conditions of no more than 12 parking spaces on the site and a 300 vehicle trip per day limit (8-0)	5/23/96: Approved LR-CO subject to conditions (6-0); 1 st reading 8/8/96: Approved LR-CO subject to conditions (7-0); 2 nd /3 rd readings
C14-94-0042	NO to LO	4/26/94: Approved LO-CO (6-0); subject to ROW; medical offices as only permitted 'LO' use, permit 'NO' uses; 0.15 FAR; 'NO' development regulations	6/9/94: Approved LO-CO (5-0); 1 st reading 11/17/94: Approved LO-CO (7-0); 2 nd /3 rd readings

RELATED CASES: C7A-96-002 (Annexation)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Parmer Lane	155'	2 @ 40'	Arterial	Yes	No	Priority 1

CITY COUNCIL DATE: May 3, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

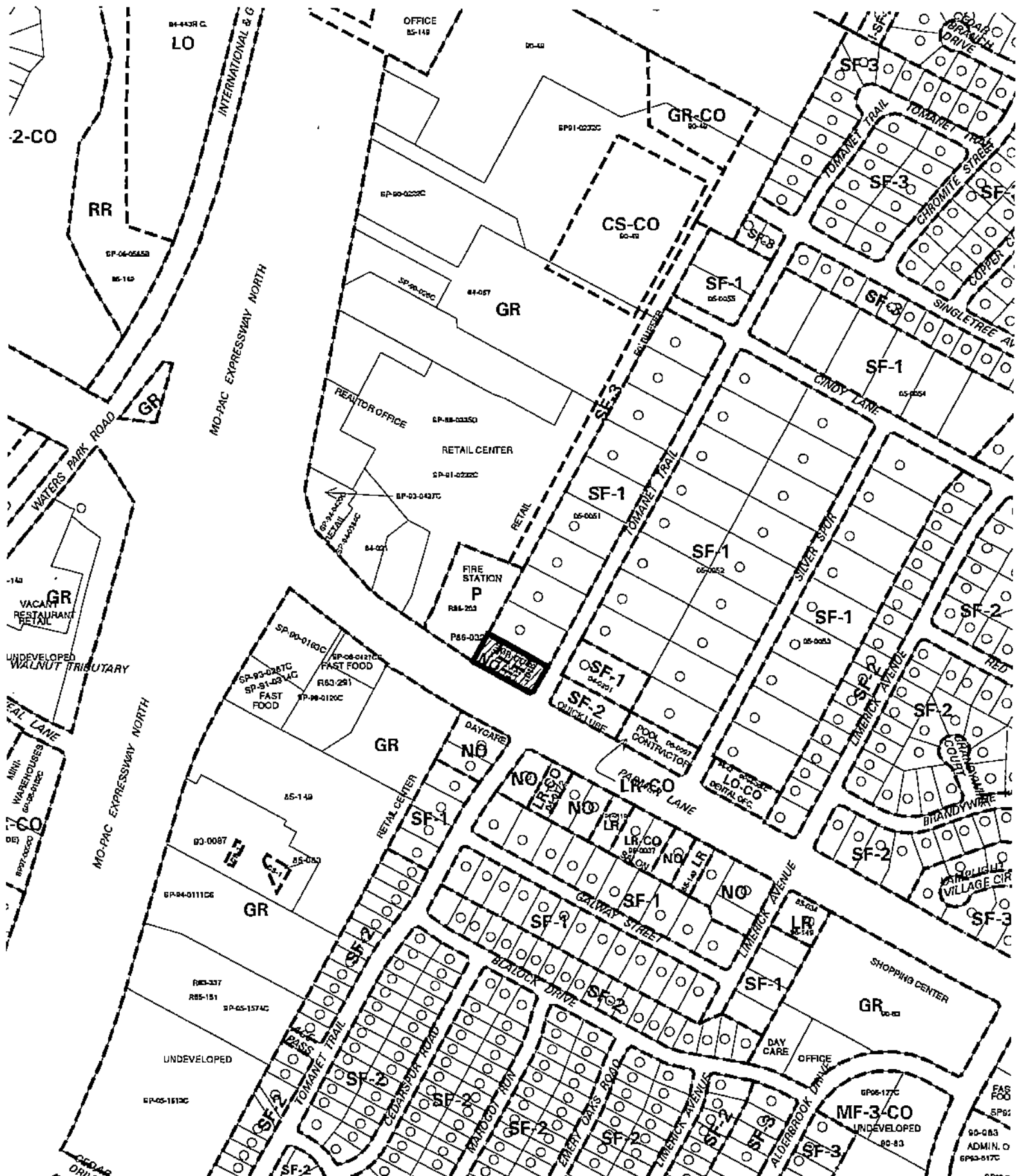
3rd


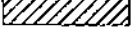


ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING		CITY GRID REFERENCE NUMBER L35
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-07-0028	DATE: 07-03	
	CASE MGR: J. ROUSSELIN		ADDRESS: 2406 W PARMER LANE		
			SUBJECT AREA (acres): 0.529	INTLS: SM	

STAFF RECOMMENDATION

The staff recommendation is to rezone the entire site to LR-CO, Neighborhood Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day and prohibit access to Tomanet Trail.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

2. *The proposed zoning should promote consistency and orderly planning.*

The LR-CO zoning district would be compatible and consistent with the surrounding uses because the lot fronts onto a major arterial roadway and is located adjacent to a City of Austin Fire Station to the west and an existing auto repair business to the east.

LR-CO zoning is appropriate for this location because Neighborhood Commercial district site development standards will ensure that any use developed on the site will be compatible with the existing single family residential neighborhood located to the north.

3. *The proposed zoning should allow for a reasonable use of the property.*

The Neighborhood Commercial zoning district would allow for a fair and reasonable use of the property because this zoning will permit the applicant to utilize the existing structure on the site for low intensity retail uses. LR-CO zoning is suitable at this location because it will allow for a transition in the intensity of commercial uses to office uses along Parmer Lane to the east.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently developed with a vacant structure containing large glass windows fronting West Parmer Lane.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time the site is developed and there are no significant environmental features.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

The traffic impact analysis for this site was waived because the applicant has agreed to continue to limit the site traffic to 2,000 vehicles per day and prohibit access from Tomanet Trail.

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
W Parmer Ln	155'	105'	Arterial	Yes	Yes	240 Parkfield
Tomanet Trl	52'	30'	Collector	No	No	

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at their own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations, and abandonments. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

Stormwater Detention

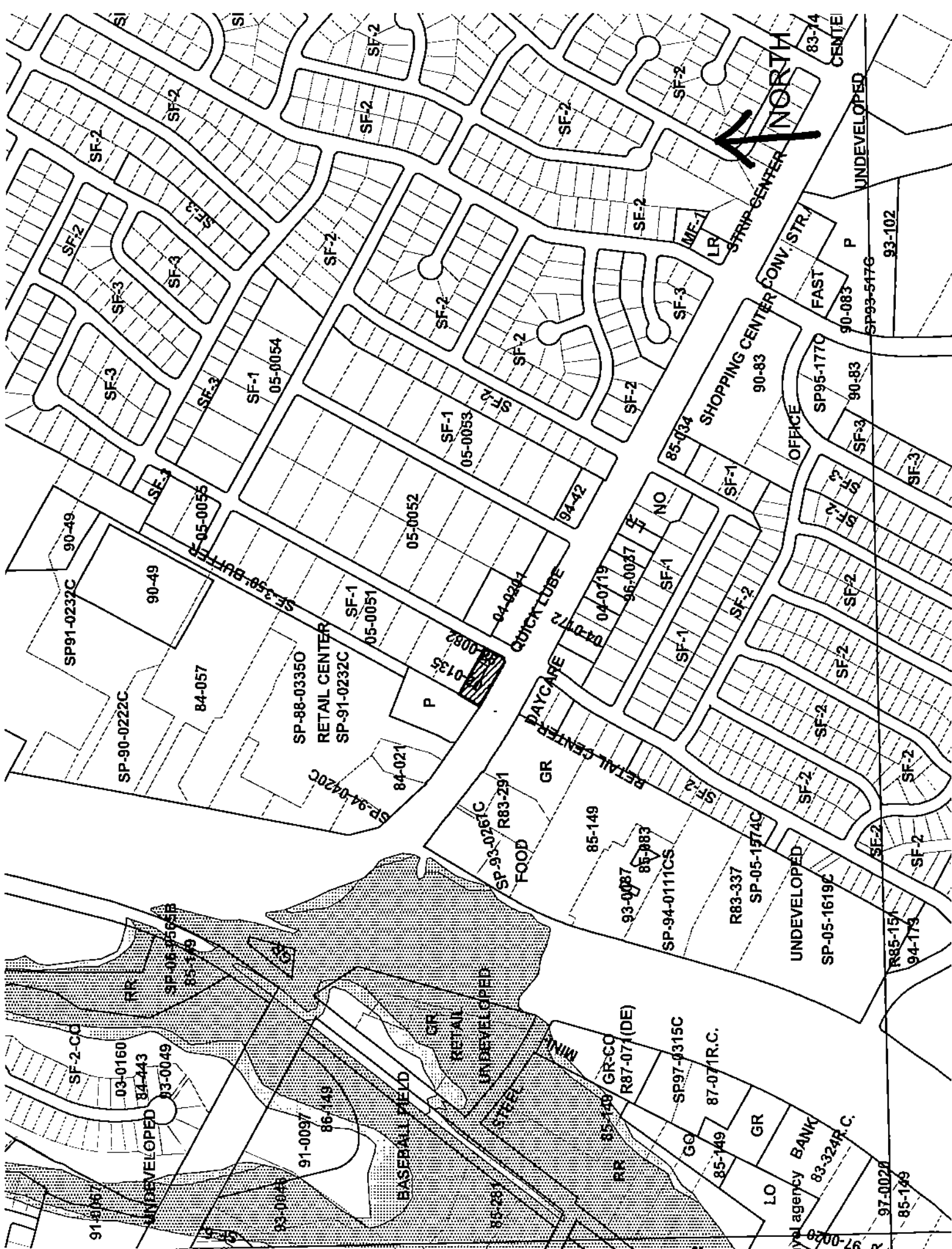
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

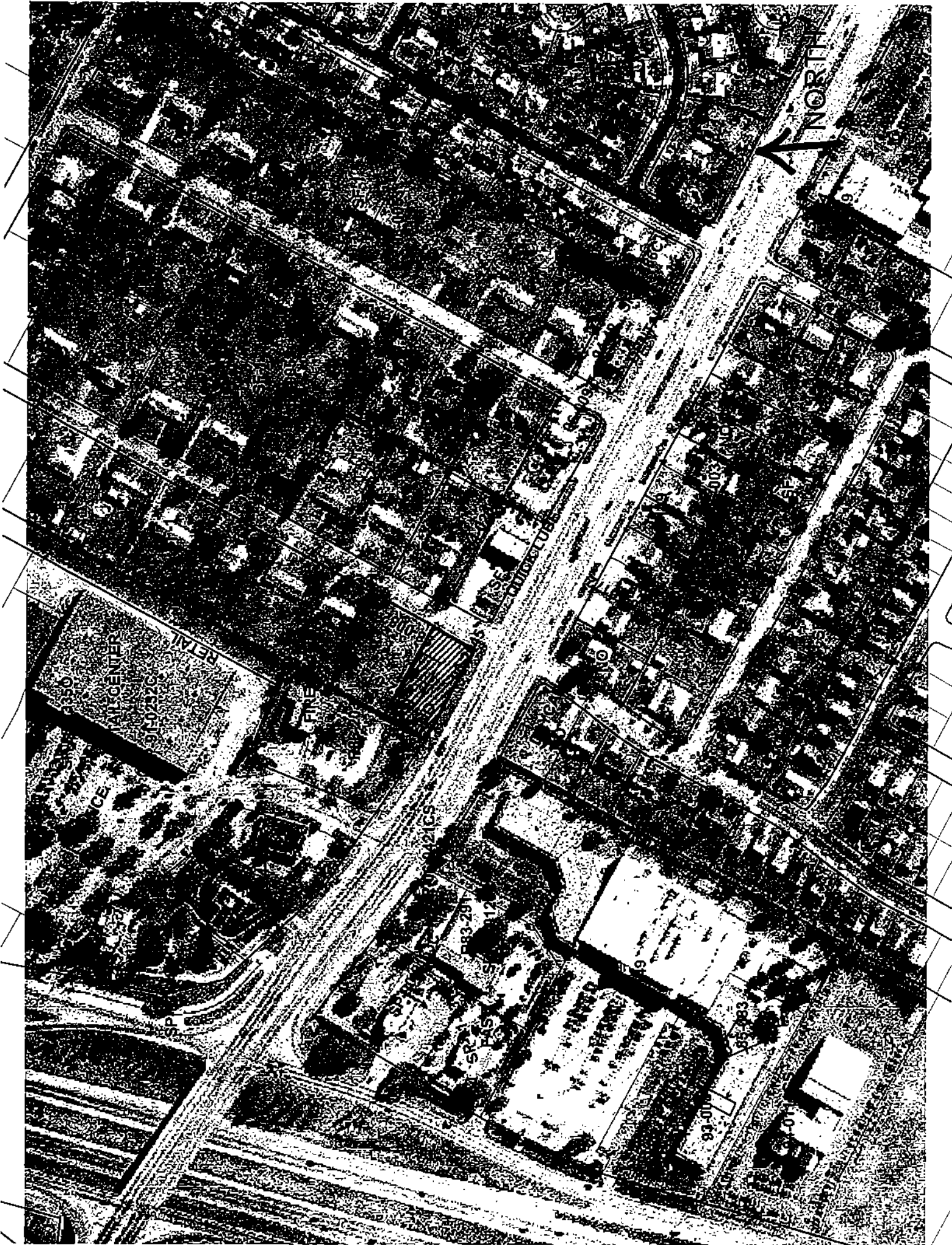
Compatibility Standards

The site is subject to compatibility standards. Along the East property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.





Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

February 28, 2007

Jerry Rusthoven, Zoning Division Manager
Neighborhood Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Staubach Retail Rezoning at 2406 Parmer Lane and 12500 Tomanet Trail

Dear Jerry:

As I mentioned to you last Friday, the Staubach Company has retained me to assist in changing a conditional overlay for property the company has under contract on Parmer Lane. The tract has GR-CO zoning for the building (4,508 square feet) approved under case number C14-01-0184, and NO for the balance of the site. When the site was rezoned in 2002, the owner at the time intended to use it for a dry cleaner. However, the current owner is selling the property, which comprises 0.529 acres (23,043 square feet). Zoning the entire site with the same zoning simplifies a lot of things, including applicability and calculation of site development regulations.

The Staubach Company has the property under contract, and would like to change the zoning from NO and GR-CO to GR-CO for the entire site and change the existing conditional overlay in order to allow some retail uses. We are agreeable to other limitations that are in keeping with the intent of providing uses that are neighborhood oriented. Because the current zoning does not allow retail uses, the building, which is currently vacant, will most likely remain vacant and become an eye sore and attract criminal activity. The following is a list of uses we are seeking for the subject property.

1. Consumer Convenience Services
2. Financial Services
3. General Retail Sales (general)
4. Personal Improvement Services
5. Restaurant (general)
6. Communications Services
7. Food Sales
8. General Retail Sales (convenience)
9. Medical Offices
10. Restaurant (limited)

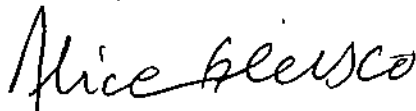
ALICE GLASCO CONSULTING

Staubach Retail - Parmer

We are agreeable to keeping the access prohibition to Tomanet Trail and to limit vehicle trips to 2,000 per day.

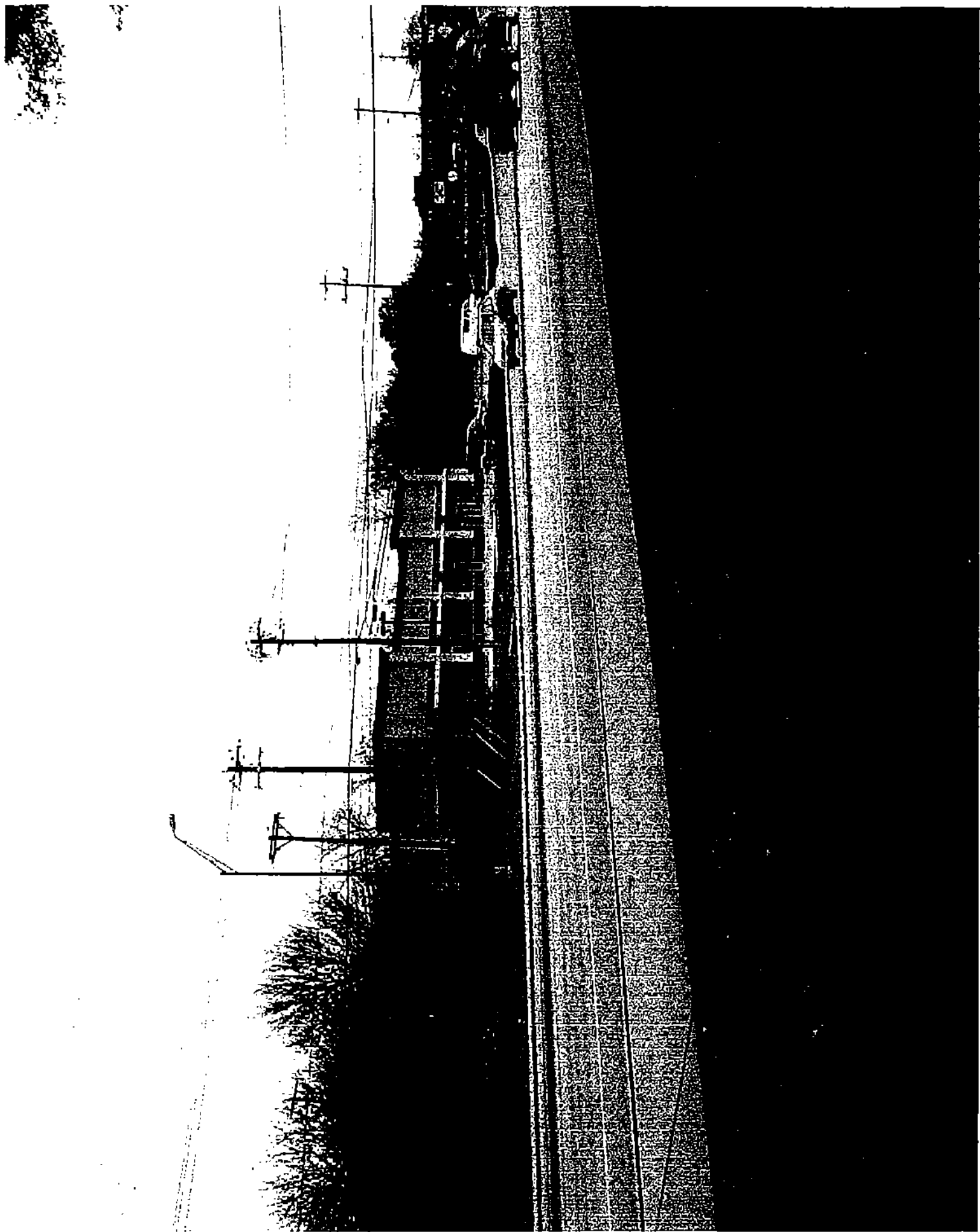
Attached are photographs of the existing building. Please let us know if you need more information. We would appreciate a positive staff recommendation.

Sincerely,


A handwritten signature in cursive script that reads "Alice Glasco". The signature is written in black ink and is positioned above the printed name.

Alice Glasco

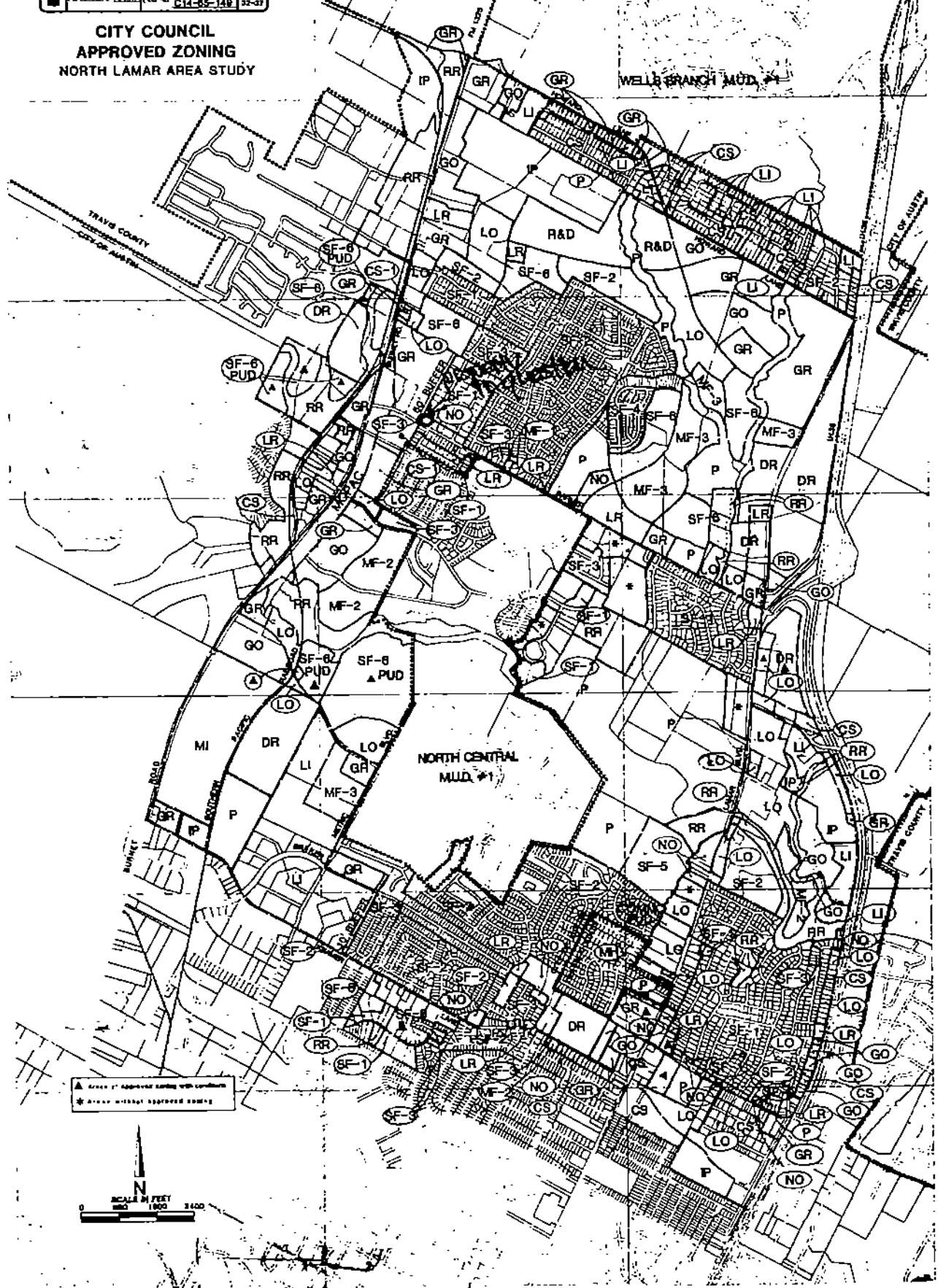
Cc: Todd M. Wallace
Senior Vice President
Staubach Retail





WORTH	PERSONAL USE	PROPERTY STATE	CHID
	STREET LINE	PROPERTY ADDRESS	K-44
	CITY	CITY	32-37
		C14-85-149	

**CITY COUNCIL
APPROVED ZONING
NORTH LAMAR AREA STUDY**



SIGNATURE CLEANERS
2406 W. PARKER LANE
AUSTIN, TEXAS
SITE PLAN & IMPERVIOUS COVER

LOC Consultants
2406 W. Parker Lane
Austin, Texas 78741
Tel: 512/476-1111
Fax: 512/476-1112

SHEET: 2

SEAL
Professional Engineer
State of Texas
No. 12345
Exp. 12/31/2000

PERVIOUS COVER CALCULATIONS-NO ZONING

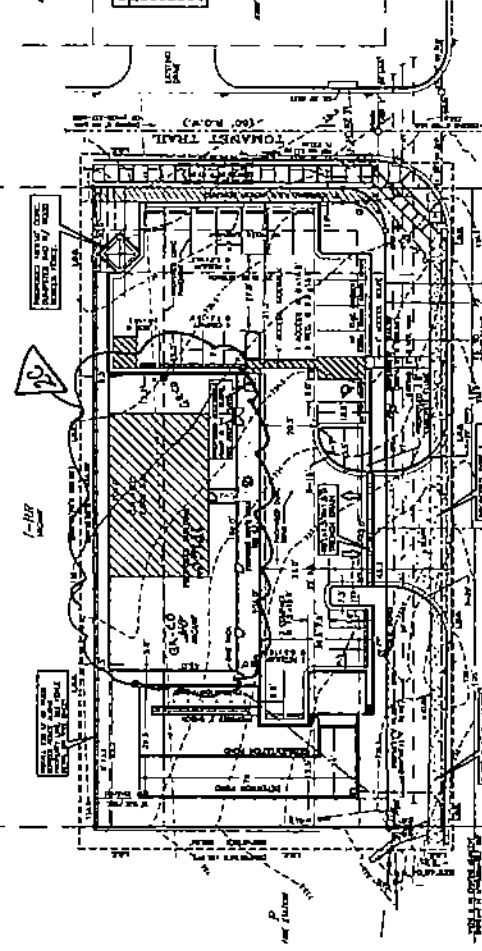
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SITE PLAN RELEASE NOTES

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LOC CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LOC CONSULTANTS, INC.
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GENERAL NOTES

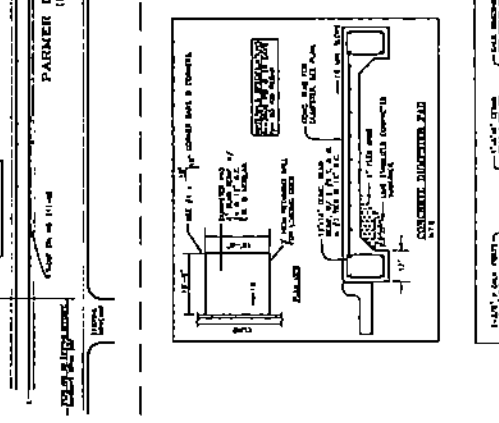
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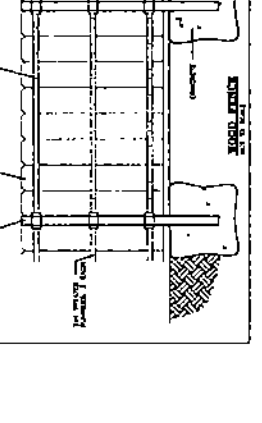
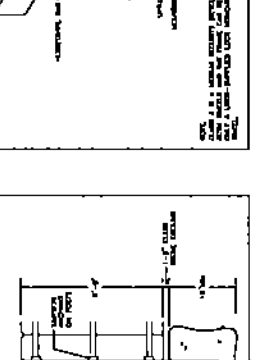
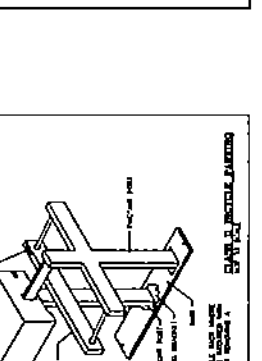
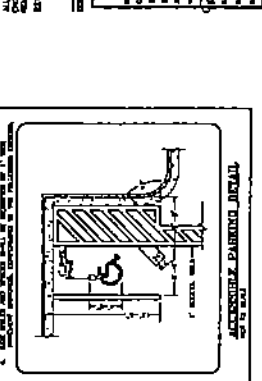
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SITE PLAN RELEASE

LOC CONSULTANTS, INC.
2406 W. PARKER LANE
AUSTIN, TEXAS 78741
Tel: 512/476-1111
Fax: 512/476-1112



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-07-0028

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 3, 2007 Zoning and Platting Commission

YENDORA RAMAL
Your Name (please print)

☒ I am in favor
☐ I object

12502 Silver Spur Austin TX 78727

Your address(es) affected by this application

Yendorra Ramal
Signature

3-25-07
Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-07-0028

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 3, 2007 Zoning and Platting Commission

Kevin J Skelley
Your Name (please print)

☒ I am in favor
☐ I object

12504 Tomaset Trail 78727

Your address(es) affected by this application

KJ Skelley
Signature

3-24-07
Date

Comments:

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